

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for July 9, 2003 PLANNING COMMISSION MEETING

P.A.S.: County Special Permit #203

PROPOSAL: To allow a 420' broadcast tower for wireless facilities.

LOCATION: Southeast of the intersection North 1st Street and Ashland Road.

LAND AREA: Approximately 28.97 acres.

CONCLUSION: This request complies with the requirements of the Zoning Regulations and the intent of the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 2, Irregular Tract in the northwest quarter of the northwest quarter of Section 2, T12N, R8E, of the 6th P.M., Lancaster County, NE.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Agriculture

SURROUNDING LAND USE AND ZONING:

North:	Agriculture	AG
South:	Agriculture	AG
East:	Agriculture	AG
West:	Agriculture	AG

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The 2025 Comprehensive Plan's Land Use Plan designates agricultural land uses in this area.

Page F126 - Wireless Telecommunications - The placement and construction of such facilities need to occur in a way that is compatible with the natural and built environment. Taller, more intensive facilities should be located in commercial and industrial areas. Facilities in residential areas should be unobtrusive, of a scale consistent with the neighborhood setting, and sited in a way that does not detract from the enjoyment of the neighborhood by its residents.

TOPOGRAPHY: The land is rolling farmland in this area. A drainage flowing west to east extends through this site, with the northwest corner being one of the higher points in the section.

TRAFFIC ANALYSIS: North 1st Street is a gravel road, adjacent to the west. The access easement to the tower site is off of Ashland Road, currently a dirt road.

ANALYSIS:

STANDARDS FOR EVALUATION:

Conformity with Comprehensive Plan.

1. The Comprehensive Plan designates agricultural uses in this area. This request is consistent with the type of development recommended by the Land Use Plan for rural areas.

Preference of site location in accordance with Section 10.008.

2. There are three location preferences as follows:

A. Preferred Location Sites:

(1) Publicly owned sites on which personal wireless facilities can be unobtrusively located with due regard to visibility, aesthetic issues, traffic flow, public safety, health and welfare. Such sites may include locating on existing buildings, co-locating on existing towers, screened roof-top mounts, water towers, billboards, electric substations, or other camouflaged sites, but shall not include new towers.

(2) Privately owned sites with existing structures on which personal wireless facilities can be unobtrusively located with due regard to visibility, aesthetic issues, traffic flow, public safety, health and welfare. Such sites may include locating on existing buildings, co-locating on existing towers, screened rooftop mounts, water towers, billboards, electric substations, or other camouflaged sites, but shall not include new towers.

(3) Publicly owned sites in which the facility is minimally obtrusive, has a minimal impact on the surrounding area, is an appropriate distance from residential land uses, has minimal impact on residential uses, with due regard being given to the scale of the facility and the surrounding area and the impact on the location.

(4) Sites in commercially or industrially zoned districts in which the facility is minimally obtrusive, has a minimal impact on the surrounding area, is an appropriate distance from residential land uses, has minimal impact on residential uses, with due regard being given to the scale of the facility and the surrounding area and the impact on the location.

B. Limited Preference Sites, in order of priority:

(1) Sites on other public property.

(2) Sites on other commercially or industrially zoned property.

(3) Screened antennas on multi-family residential structures exceeding 30' in height.

(4) Camouflaged structures with minimal impact on residential land uses.

C. Sensitive Location Sites. Sites located in areas with residential uses, environmentally sensitive areas, Capitol View Corridors, the Capitol Environs District, entryway corridors, downtown, landmarks or landmark districts, properties listed or eligible to be listed on the National Register of Historic Places, the Airport Environs, and other sensitive areas. The applications for personal wireless facilities which are located at sensitive sites will be required to demonstrate a technical need to locate a personal wireless facility at a sensitive site and that other reasonable alternatives do not exist for the facility at a location which is not a sensitive site.

This application is considered a sensitive location site, as it does not meet the criteria of A or B above, and agricultural areas such as where this tower is to be located have residential uses. In sensitive location sites, the applicant is required to demonstrate what good faith efforts were taken to locate at a preferred or limited preference site, and why a preferred or limited preference site was not used if available. There are three sites in this part of northern Lancaster County that are preferred locations - an existing tower in Lancaster County, and two to the north in Saunders County. The applicant analyzed those sites, and has provided evidence that shows those sites are not feasible, even if the towers were extended to 400'.

Compatibility with abutting property and land uses.

3. This site and all surrounding lands are zoned AG and used for agricultural purposes. The tower is setback from adjacent roadways to provide separation as a buffer from surrounding uses. Except for the compound area and termination points for guy wires, the area around the tower can still be put to productive agricultural use.

Adverse impacts such as visual, environmental or noise impacts.

4. The tower is sited in the southeast corner of the tract to help minimize the visual impact of the tower from surrounding properties and roadways, and to maintain the maximum separation between the tower and surrounding residences.

Availability of suitable existing structures for antenna mounting.

5. Because this site is a Sensitive Location Site, the applicant was required to eliminate all other possibilities for collocation. The applicant provided an analysis that considered the three other towers in the area - one in Lancaster County, two in Saunders County. Even extended to 400', none of these towers would provide adequate coverage for the carrier. There are no other potentially suitable structures in this area.

Scale of facility in relation to surrounding land uses.

6. Compatibility of scale is partially provided by the amount of separation between the proposed tower and surrounding uses, and acts as a mitigating factor in the siting of the tower.

Impact on views/vistas and impact on landmark structures/districts, historically significant structures/districts, architecturally significant structures, landmark vistas or scenery and view corridors from visually obtrusive antennas and back-up equipment.

7. There is no significant impact noted.

Color and finish.

8. There are two color and finish options for towers in excess of 200' in height per Federal Aviation Administration (FAA) regulations. They can either have a galvanized finish, or be painted international orange and white. Towers painted orange and white are allowed to have red lights, night and day. Galvanized towers are required to have white lights during the day, but can have red lights at night. Color and lighting is a tradeoff - the orange and white towers are more visible and less transparent than a galvanized finish during the day, however the white light is more noticeable than the red. This tower is shown to have a galvanized finish, which will require white lights during the day, and red lights at night.

Ability to collocate.

9. The applicant states that this tower is designed to accommodate a minimum of four additional carriers, two more than required by the Zoning Regulations.

Screening potential of existing vegetation, structures and topographic features, and screening potential of proposed facilities, ground level equipment, buildings and tower base.

10. The applicant is showing 26 trees planted around the compound near the base of the tower. This provides in excess of a 70% screen, where more than half the trees will grow to a mature height of 35' or more.

Evidence of good faith efforts, and demonstration that a preferred or limited preference site was not technically, legally, or economically feasible.

11. With the exception of the three towers in the area that were not suitable for collocation, there are no other preferred or limited preference sites in the area. As noted previously, the applicant evaluated the existing towers and eliminated them from consideration.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda:
 - 1.1 Revise the site plan to show:
 - 1.1.1 The height of the tower as 420'.
 - 1.1.2 A lighting plan that restricts the use of white lights to daytime hours and requires the use of red lights during nighttime hours as allowed by FAA regulations.
2. This approval permits a 420' broadcast tower capable of accommodating at least four additional carriers consistent with the site plan submitted.

General:

3. Before receiving building permits:

- 3.1 The permittee shall have submitted 5 copies of the final plans and the plans are acceptable.
- 3.2 The construction plans shall comply with the approved plans.

Standard:

- 4. The following conditions are applicable to all requests:
 - 4.1 Before use of the facility all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the County Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

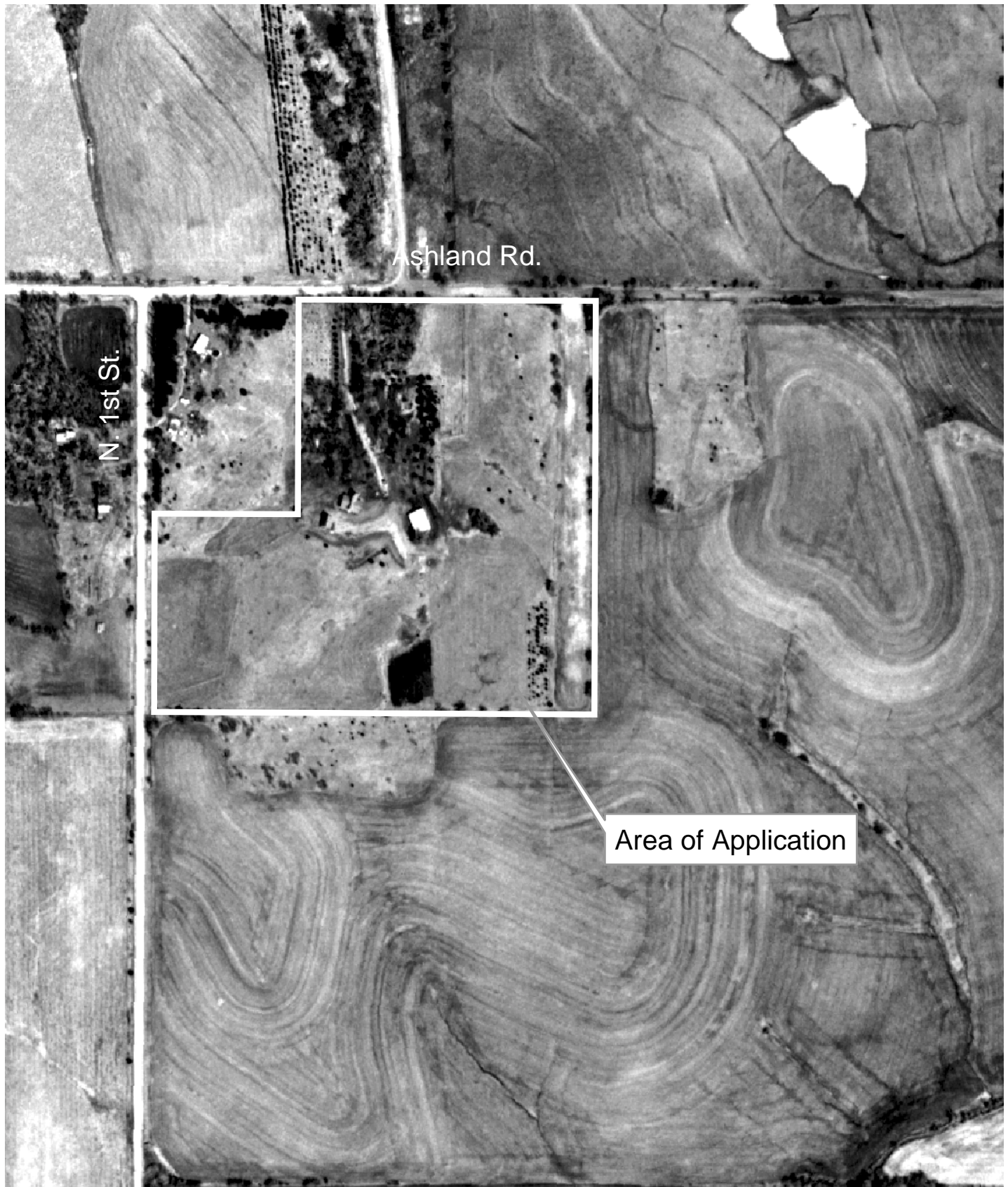
Prepared by:

Brian Will, AICP
Planner
June 25, 2003

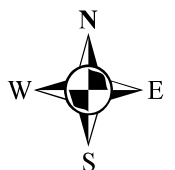
APPLICANT: Shaun Hempstead
Nextel
6750 Westown Parkway #115
West Des Moines, IA 50266

OWNER: Eugene Styskal and the Estate of Joleen Styskal
RR#2, Box 110
Ceresco, NE 68017

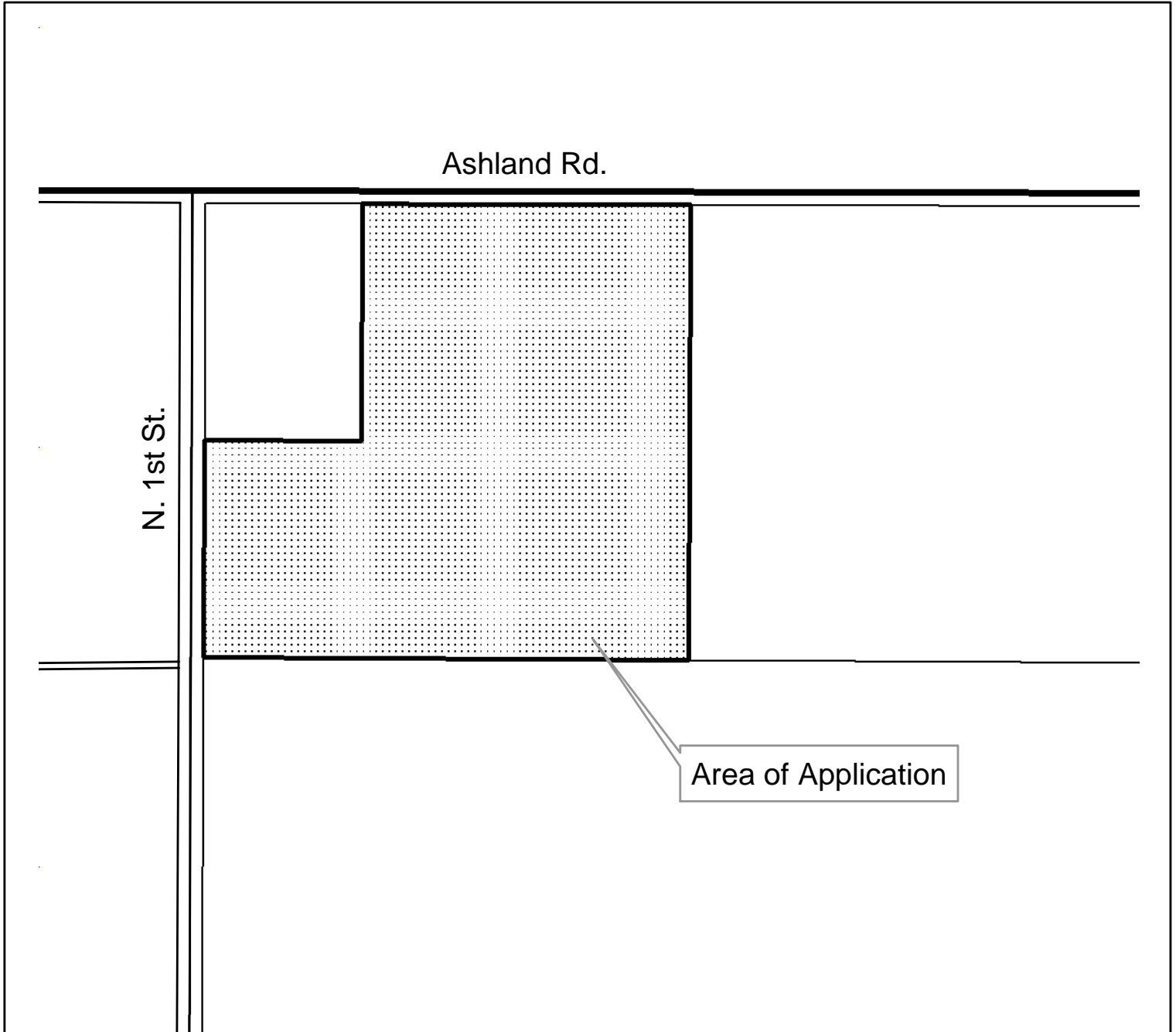
CONTACT: Paul Rinehart
Nextel
6750 Westown Parkway #115
West Des Moines, IA 50266



County Special Permit #203
N. 1st and Ashland Rd.



Lincoln City - Lancaster County Planning Dept.
1999 aeriels

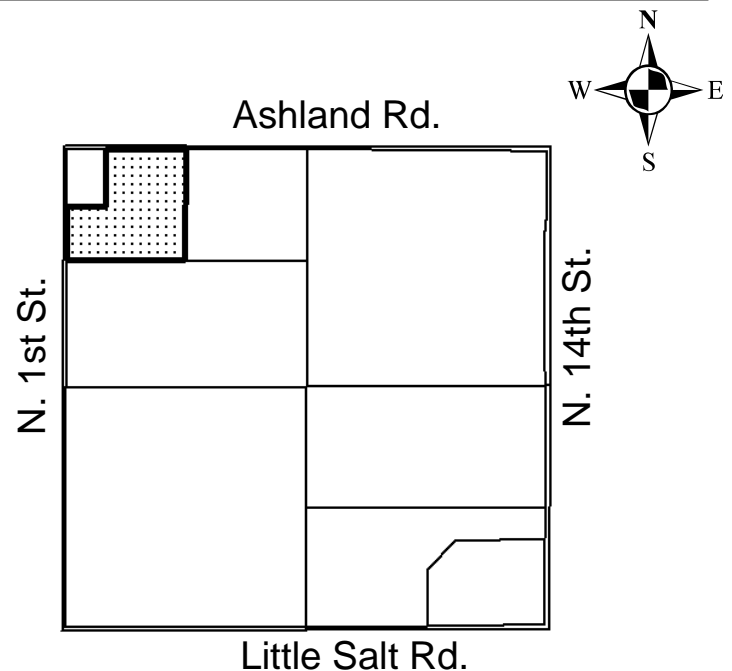
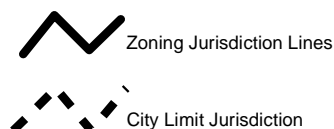


County Special Permit #203 N. 1st and Ashland Rd.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 2 T12N R6E





Nextel Partners, Inc.
6750 Westown Parkway, Suite 115
West Des Moines, IA 50266
Phone: 515 457-3900, Fax: 515 457-3940

June 10, 2003

Lancaster Planning Dept.
555 South 10th street, Suite 213
Lincoln, NE 68508

**RE: Application for zoning for 400' Tower
On Styskal Property in Lancaster County**

To Whom It May Concern:

There are no preferred locations for which Nextel Partners could co-locate on that would meet the requirements of this site. This site is to provide connecting coverage from Wahoo to the existing sites on the north side of Lincoln, provide continuous coverage along I-77, and provide coverage to our customers in northern Lancaster County.

Attached are presentations that demonstrate how each existing tower could not meet the objectives of the site. One tower is located outside of Davey, NE in Lancaster County and there are two others which are located in Saunders County along Highway 77. Please also note that Western Wireless, who is the owner of the 220' tower in Saunders County, has placed a hold on all co-locations on all their towers for up to one year. Nextel Partners was informed of this by e-mail on May 23, 2003.

If you have any questions about any of this information, please contact Paul Reinhardt at (515) 202-4368.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun Hemsted", written over a large, sweeping horizontal line.

Shaun Hemsted
Project Manager

Summary of Three Existing Towers

Western Wireless –

The tower is a 220' guy tower. If tower was extended to 400', Nextel Partners would not provide coverage to its customers to meet the objectives of the site. The three items of concern are NW Saunders County, West Lancaster County, and connecting coverage to North Lincoln, NE. Western Wireless sent by e-mail notice to Nextel Partners that all co-locations were on hold for up to twelve (12) months while they were analyzing their future needs. Please note that if this site could have worked it would have required a tower replacement and permission from Western Wireless.

Altell –

The tower is a 180' mono-pole. It could not be extended to 400' or replaced in its current location as the compound is very small. If this site could be extended, it would not meet the objectives of this site. The three items of concern are NW Saunders County, West Lancaster County, and connecting coverage to North Lincoln, NE.

3 Eagle –

The tower is a 218' guy tower. This tower will not meet the objectives of the site. It would not provide connecting coverage along I-77 to the north to Wahoo, NE.

On all three existing towers a propagation map is included with the areas not meeting the objective of the site circled in black.



CERESCO

NE-065P-A
R.R. 2, BOX 110
CERESCO, NE 68017
LANCASTER COUNTY
703507-0
NEW 400' GUY TOWER

PROFESSIONAL CERTIFICATION

[illegible]

RF DATA

[illegible]

SITE DATA

[illegible]

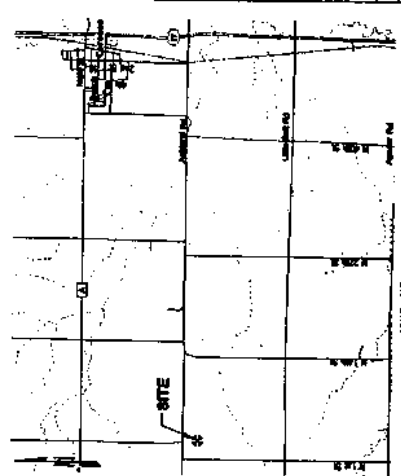
ZONING NOTES

1. CURRENT STATUS: YES
2. FACILITY IS UNARMED AND NOT FOR HUMAN HABITATION. MANUFACTURED ACCESS NOT REQUIRED.
3. FACILITY HAS NO PLANNING.

INDEX OF BRAININGS

1-1	TITLE SHEET
2-1	SITE SURVEY
2-2	PARTIAL SITE PLAN
2-3	COMPOUND PLAN & NOTES
2-4	TOWER SOUTH ELEVATION
2-5	TOWER NORTH ELEVATION
2-6	COMPOUND ELEVATION
2-7	COMPOUND ELEVATION
2-8	COMPOUND ELEVATIONS
2-9	LANDSCAPING PLAN & DETAILS

THE

[illegible]

APPROVALS

NAME _____
 SIGNATURE _____ DATE _____
 NEXTEL PARTNERS PROJECT DIRECTOR APPROVAL

NAME _____
 SIGNATURE _____ DATE _____
 NEXTEL PARTNERS CONST. MANAGER APPROVAL

NAME _____
 SIGNATURE _____ DATE _____
 NEXTEL PARTNERS INC. IT'S APPROVAL

NAME _____
 SIGNATURE _____ DATE _____
 OWNER'S APPROVAL

PROPERTY OWNER

EQUINE SPECIAL
 B.L. 2, BOX 110
 CHEROKEE, MS 38601
 LANCASTER COUNTY
 PHONE: (402) 466-5791
 FAX: N/A
 CONTACT: EQUINE SPECIAL

TOWER OWNER

CONTACT: BRUNN HOFER AG
 Phone: (46) 40-3800
 Fax: (46) 60-3940
 6700 WILHELM RING
 115
 1030 WIEN VIENNA AUSTRIA

PROJECT DIRECTOR

OF THE UNITED STATES DEPARTMENT OF JUSTICE
CRIMINAL DIVISION
WASHINGTON, D.C. 20535

CONSTRUCTION MANAGER

[illegible]

A & E FORM

CONTACT: JAMES BERNARD
FAX: (947) 266-1165
PHONE: (947) 266-1161
1835 PLANKS & BOARD
WAY 404
JULIA STREET
304
3046 EASTWAY, 404



NEXTEL
Partners INC
6750 Westown Parkway,
Suite 115 West Des Moines, IA 50266
Phone (515) 457-3900 Fax (515) 457-3940



HIVE BATTERY
 N. Rapids, IA. • Iowa City, IA. • Des Moines, IA.
 Madison, IA. • Shookington, IA. • Chicago, IL.
 Inland, CA. • Los Angeles, CA. • San Francisco, CA.
 San Jose, CA. • San Diego, CA. • Los Angeles, CA.



DATE: 17/24/03

CERESCO

NE-08SP-A

FOR A FREE
CERESCO, NE 08SP
LABORATORY
TEST KIT

TITLE

Section 6

T-1

SAUNDERS COUNTY

ASHLAND RD.

COUNTY ROAD #413

LOT 1

6.00 ± Ac. Total
523 ± Ac. Net
#75-33064

LOT 2

30.08 ± Ac. Total
28.97 ± Ac. Net

Deed Bk. #241 Pg. 167
Deed Bk. #34 Pg. 114
Deed Bk. #390 Pg. 87

TOWER
LOCATION

±819'

400'

1319.2

NE 1/4, NW 1/4
36.08 ± Ac. Total
35.08 ± Ac. Net

- #86-47587
- #91-26904
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Keith
Steward

S 1/2, NW 1/4
30.00 ± Ac. Total

BASIS OF BEARING:
 NEBRASKA STATE PLANE COORDINATE SYSTEM NAD 83.

PARENT TRACT:
 LOT 2, IRREGULAR TRACTS IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.

LEASE AREA TRACT:
 A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 6 EAST, CERESCO, LANCASTER COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE N88°01'39"E ON THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 861.35 FEET; THENCE S01°59'21"E A DISTANCE OF 583.59 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE S17°52'44"E A DISTANCE OF 199.14 FEET; THENCE N72°07'16"E A DISTANCE OF 40.00 FEET; THENCE S17°52'44"E A DISTANCE OF 67.32 FEET; THENCE S77°52'44"E A DISTANCE OF 197.49 FEET; THENCE S12°07'16"W A DISTANCE OF 20.00 FEET; THENCE N77°52'44"W A DISTANCE OF 9.59 FEET; THENCE S17°52'44"E A DISTANCE OF 185.94 FEET; THENCE S17°52'44"E A DISTANCE OF 9.59 FEET; THENCE S42°07'16"W A DISTANCE OF 100.00 FEET; THENCE N17°52'44"W A DISTANCE OF 9.59 FEET; THENCE S42°07'16"W A DISTANCE OF 185.75 FEET; THENCE N47°52'44"W A DISTANCE OF 20.00 FEET; THENCE N42°07'16"E A DISTANCE OF 197.30 FEET; THENCE N17°52'44"W A DISTANCE OF 67.32 FEET; THENCE N72°07'16"E A DISTANCE OF 40.00 FEET; THENCE N17°52'44"W A DISTANCE OF 199.14 FEET; THENCE N72°07'16"E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINS 21.648 SQUARE FEET OR 0.50 ACRES, MORE OR LESS.

END OF DESCRIPTION.

ACCESS EASEMENT TRACT:
 A 20 FOOT WIDE STRIP OF LAND IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 6 EAST, CERESCO, LANCASTER COUNTY, NEBRASKA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

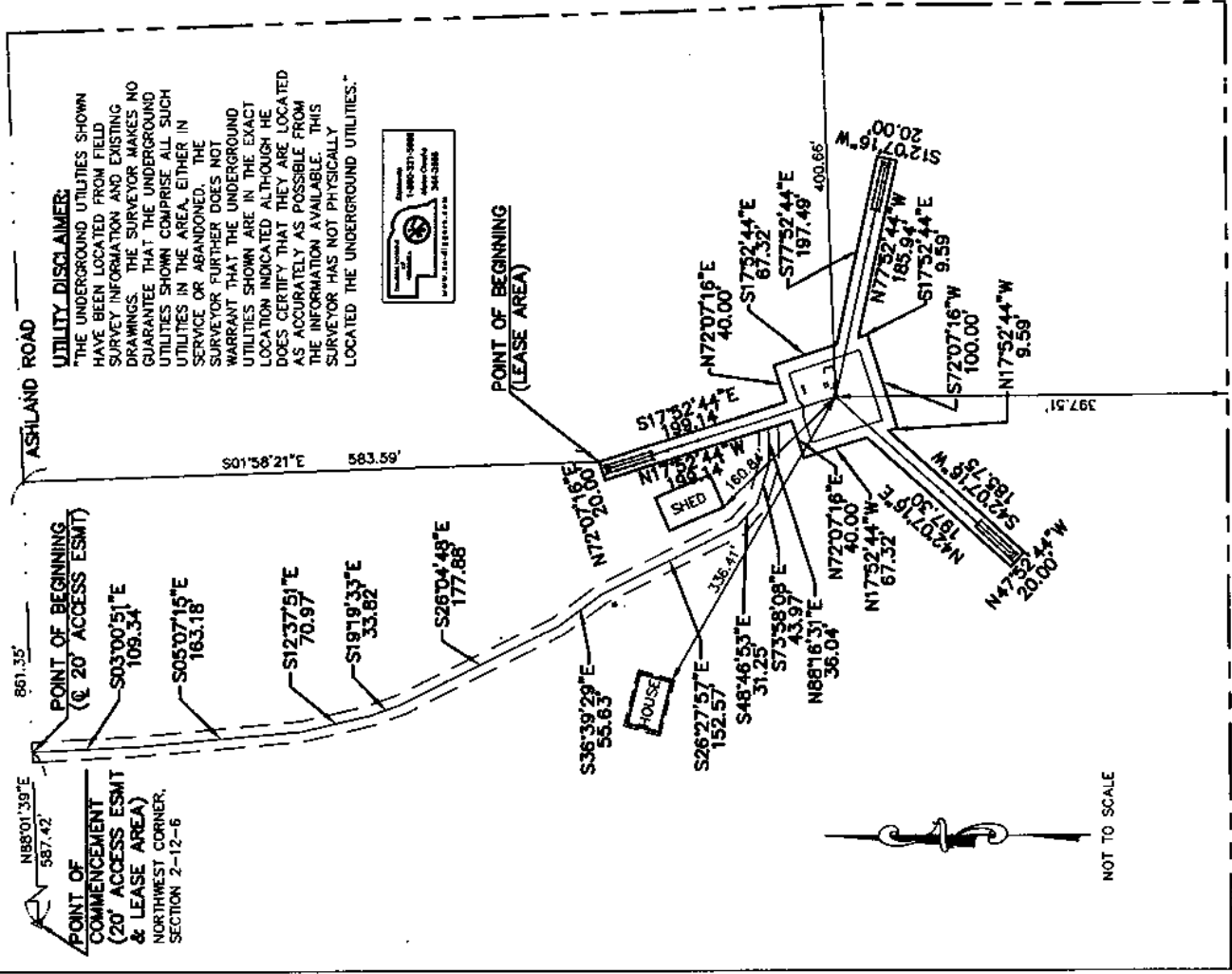
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE N88°01'39"E ON THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 587.42 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID ACCESS EASEMENT; THENCE S03°00'51"E A DISTANCE OF 109.34 FEET; THENCE S05°07'15"E A DISTANCE OF 163.18 FEET; THENCE S12°37'51"E A DISTANCE OF 70.87 FEET; THENCE S19°19'33"E A DISTANCE OF 33.82 FEET; THENCE S26°04'48"E A DISTANCE OF 177.88 FEET; THENCE S36°39'29"E A DISTANCE OF 55.63 FEET; THENCE S26°27'57"E A DISTANCE OF 152.57 FEET; THENCE S48°46'53"E A DISTANCE OF 31.25 FEET; THENCE S73°58'08"E A DISTANCE OF 43.97 FEET; THENCE N88°16'31"E A DISTANCE OF 36.04 FEET TO A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED LEASE AREA, SAID POINT BEING THE POINT OF TERMINUS POINT OF SAID ACCESS EASEMENT.

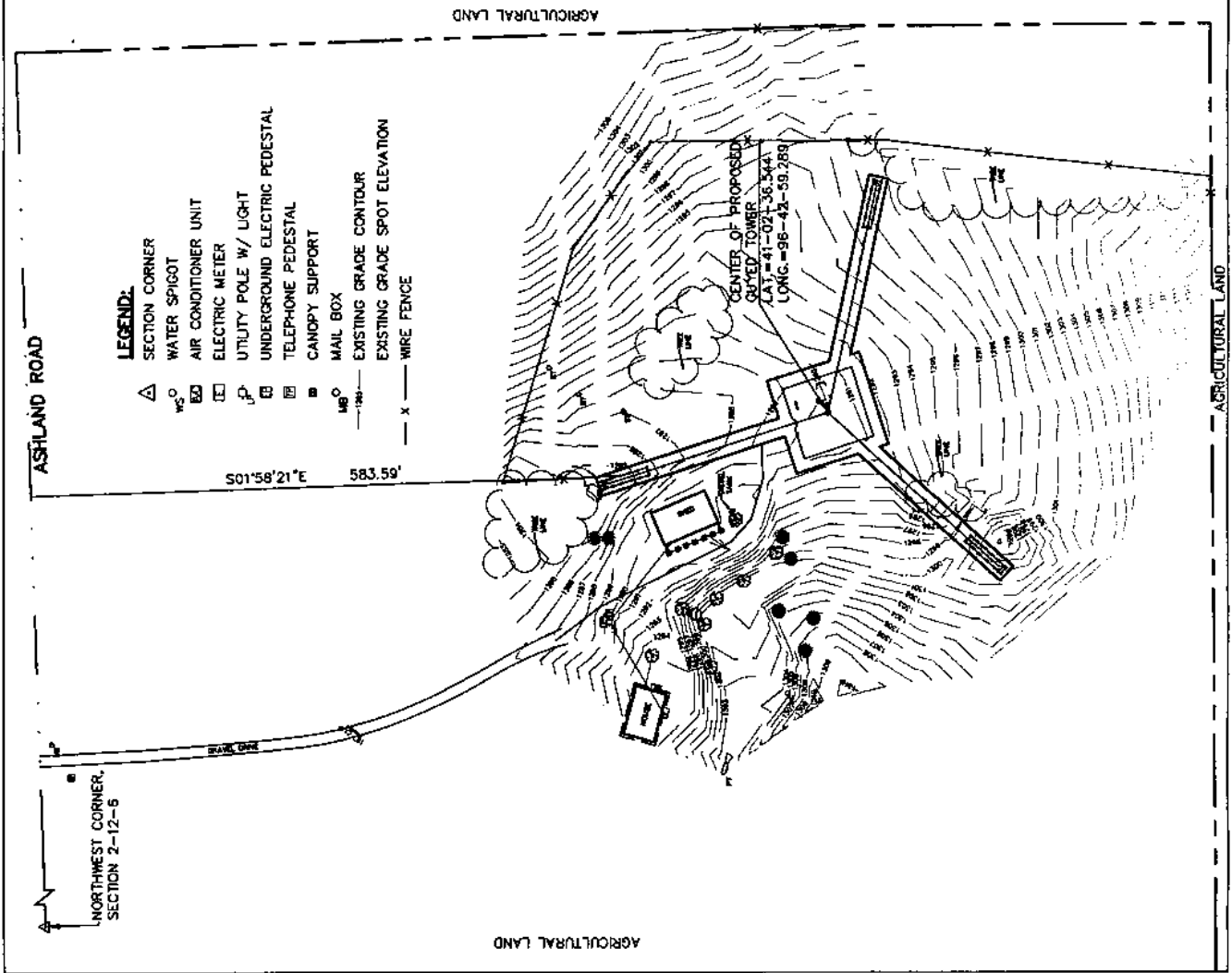
END OF DESCRIPTION.

SURVEYOR'S CERTIFICATE:
 I, DAVID J. SCHAFER, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION ARE IN CONFORMANCE WITH A SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY DOES NOT CERTIFY OWNERSHIP OR THE EXISTENCE OF LOCATION OF UNPLATTED EASEMENTS.
 DATE OF SURVEY: JUNE 5, 2008



DAVID J. SCHAFER
 NEBRASKA LS-582





UTILITY DISCLAIMER:

"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

SURVEYOR'S CERTIFICATE:

I, DAVID J. SCHAFFER, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THE ABOVE TOPOGRAPHIC SURVEY DEPICTS THE CONDITIONS AS THEY EXIST ON THE DATE OF THIS SURVEY. NO OTHER CERTIFICATION IS INTENDED OR IMPLIED.
DATE OF SURVEY: JUNE 5, 2003

DAVID J. SCHAFER
NEBRASKA LS-582



NOT TO SCALE

NEXTEL PARTNERS INC
8750 Westown Parkway
Suite 115 West Des Moines, IA 50265
Phone: (515) 457-3900 Fax: (515) 457-3940

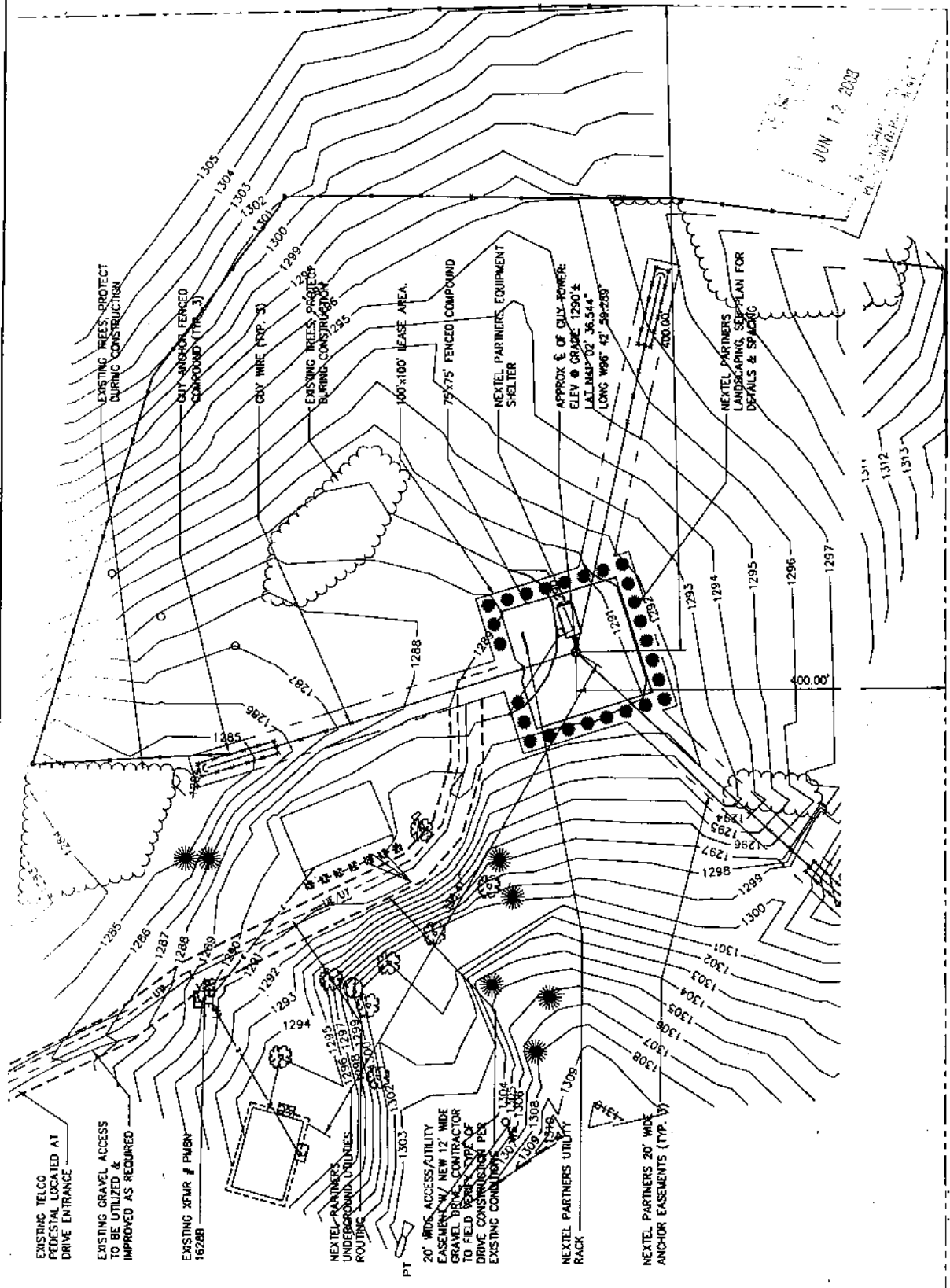
SHIVE HATTERY
Civil Engineers & Surveyors
1000 North 1st Street
Des Moines, IA 50319
Phone: (515) 281-1111 Fax: (515) 281-1112

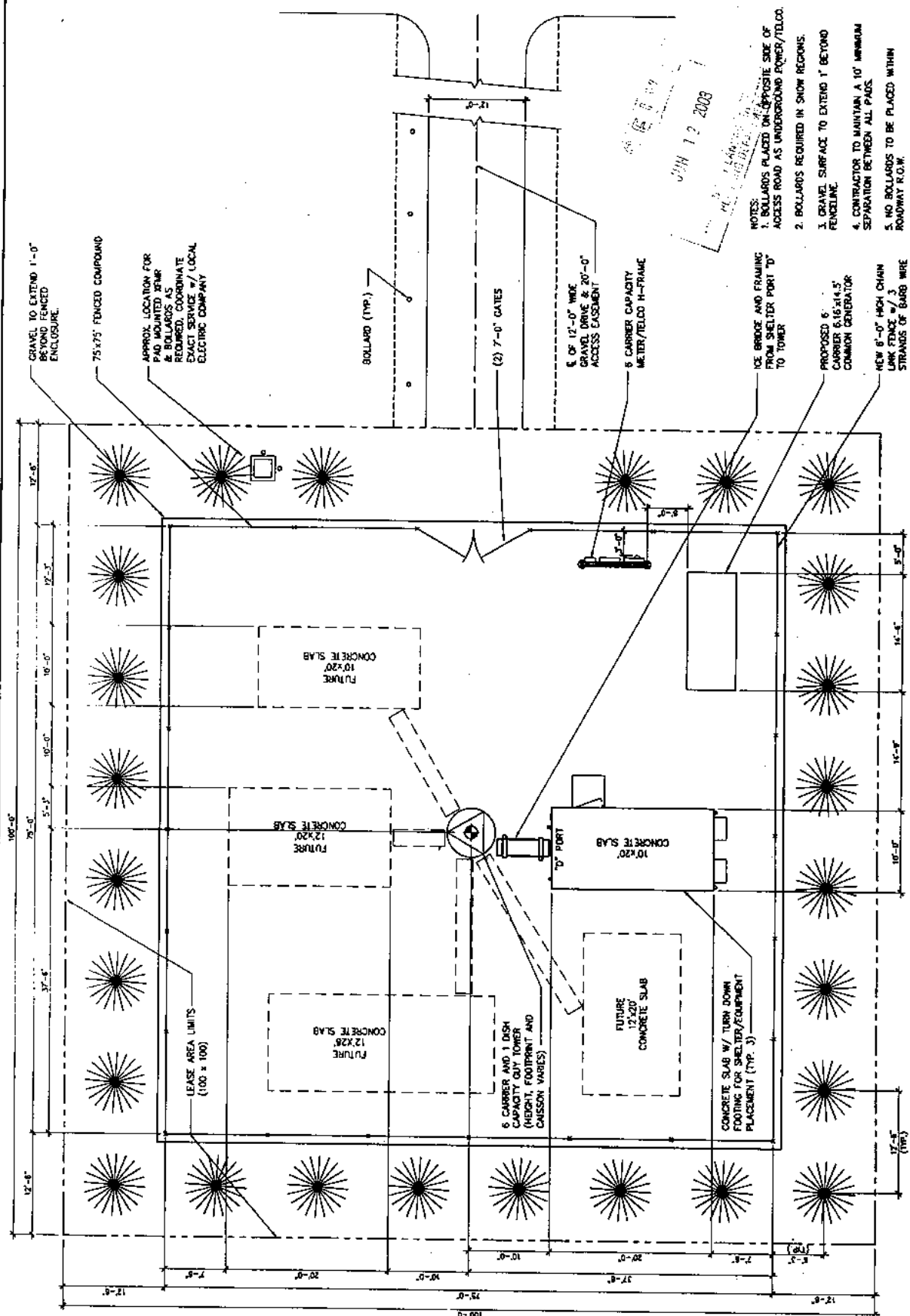
PROPOSED SITE PLAN
DATE: 06/12/03
DRAWN BY: JLD
CHECKED BY: JLD
APPROVED BY: JLD

CERESCO
NE-408P-A
JUN 12 2003

PARTIAL SITE PLAN
Z-2

PROPOSED SITE PLAN
DATE: 06/12/03
DRAWN BY: JLD
CHECKED BY: JLD
APPROVED BY: JLD





1 **COMPOUND PLAN**
SCALE: NONE

20' LIGHTNING ROD
MOUNTED AT TOP OF
TOWER

FAA REQUIRED HAZARD
LIGHTING MOUNTED AT
TOP OF TOWER

NEXTEL PARTNERS 11'-4" LONG
OMNI ANTENNA MOUNTING
FRAME BY TOWER
MANUFACTURER

GUY WIRE - DESIGN
BY OTHERS (TYP.)

GUY TOWER - DESIGN
BY OTHERS

GUY TOWER CAISSON
BY OTHERS

4' HIGH CHAIN LINK
FENCE (TYP.)

6' HIGH FENCE w/
BARBED WIRE (TYP.)

20.00'
(TYP.)

TOP OF TOWER
ELEV. = 400'-0" ±

1 TOWER SOUTH ELEVATION
SCALE: NONE

NEXTEL Partners INC
6750 Westown Parkway,
Suite 116 West Des Moines, IA 50265
Phone (515) 457-3900 Fax (515) 457-3940



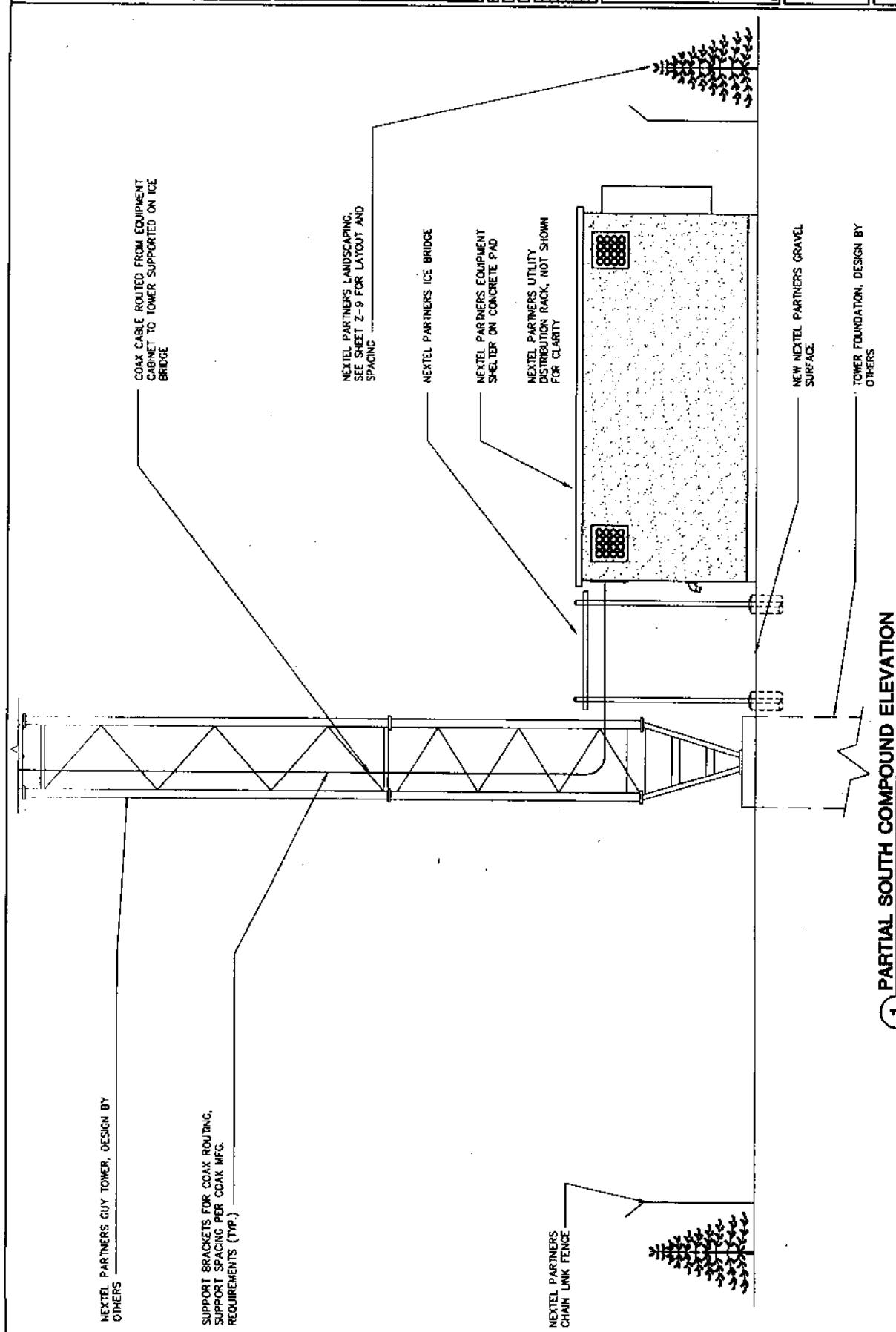
SHIVE HATTERY
Cable Ties, Inc. - Des Moines, IA - Des Moines, IA
DESIGN, MANUFACTURE, INSTALLATION
OF POWER, SIGNAL, AND DATA
CABLES AND CABLES FOR
TELEPHONE, CABLE, AND
FIBER OPTIC SYSTEMS

PROJECT NO. 10000000	DATE: 01/01/00
DRAWN BY: JH	CHECKED BY: JH
IN CHARGE: JH	APPROVED BY: JH



CERESCO
NE-008P-A
ANTENNA MOUNTING
FRAME BY TOWER
MANUFACTURER

TOWER SOUTH ELEVATION
Z-4



NEXTEL Partners Inc
 8750 Westown Parkway,
 Suite 115 West Des Moines, IA 50266
 Phone: (515) 457-3900 Fax: (515) 457-3940



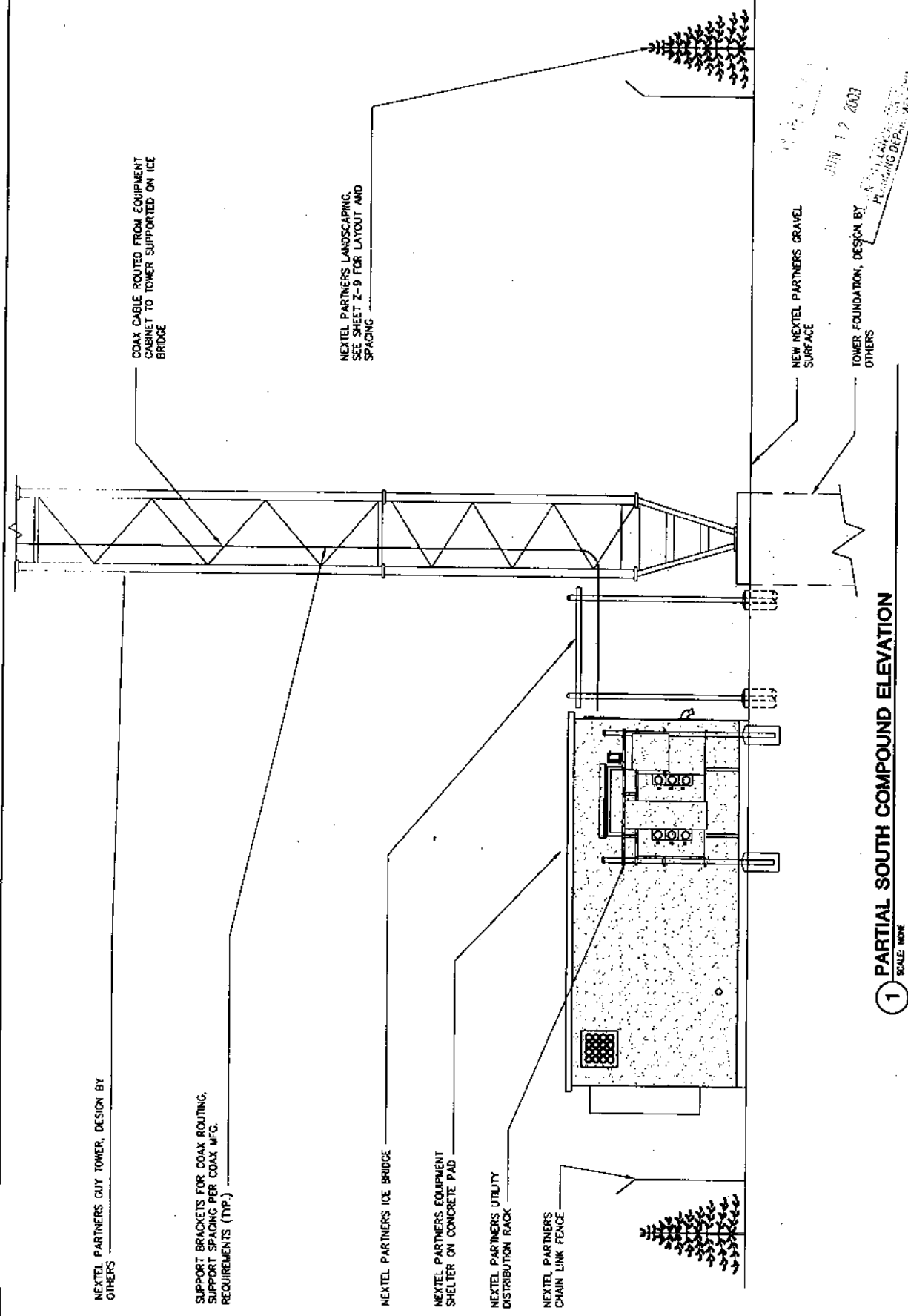
SHIVE HATTERY
 Cedar Rapids, IA - Iowa City, IA - Des Moines, IA
 Des Moines, IA - Johnston, IA - Chicago, IL
 Phone: (515) 281-1111 Fax: (515) 281-1111

PROJECT NO.	1000000000
DATE	01/01/00
DESIGNED BY	1000000000
CHECKED BY	1000000000
APPROVED BY	1000000000

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DESIGN NO.	1000000000
DATE	01/01/00
DESIGNED BY	1000000000
CHECKED BY	1000000000
APPROVED BY	1000000000
COMPOUND ELEVATION	Z-7



NEXTEL PARTNERS GUY TOWER, DESIGN BY OTHERS

SUPPORT BRACKETS FOR COAX ROUTING, SUPPORT SPACING PER COAX MFG. REQUIREMENTS (TYP.)

NEXTEL PARTNERS ICE BRIDGE

NEXTEL PARTNERS EQUIPMENT SHELTER ON CONCRETE PAD

NEXTEL PARTNERS UTILITY DISTRIBUTION RACK

NEXTEL PARTNERS CHAIN LINK FENCE

COAX CABLE ROUTED FROM EQUIPMENT CABINET TO TOWER SUPPORTED ON ICE BRIDGE

NEXTEL PARTNERS LANDSCAPING SEE SHEET Z-9 FOR LAYOUT AND SPACING

NEW NEXTEL PARTNERS GRAVEL SURFACE

TOWER FOUNDATION, DESIGN BY OTHERS

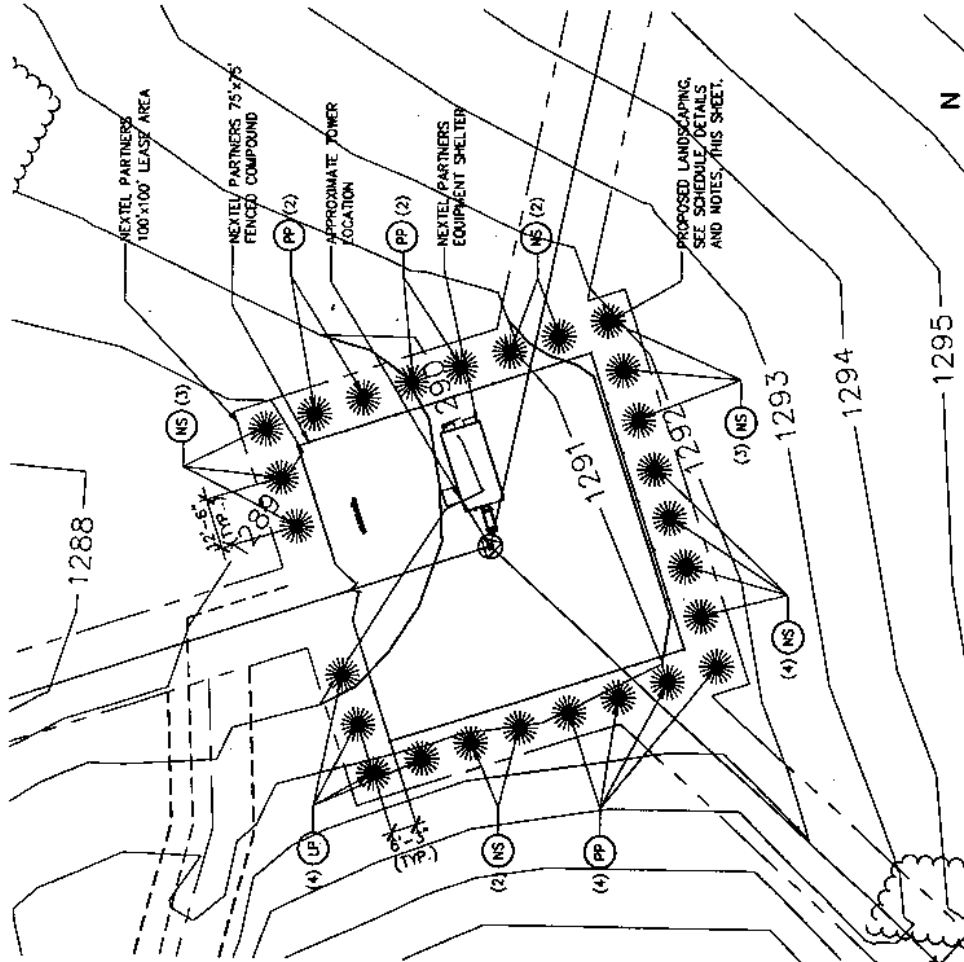
1 PARTIAL SOUTH COMPOUND ELEVATION
 SCALE: NONE

JUN 17 2003
 PLANNING DEPT. NENT

LANDSCAPE SCHEDULE

SYMBOL	DESCRIPTION: COMMON NAME	BOTANICAL NAME	SIZE	QTY.	PLANTING
LP	LIMBER PINE	PNUS FLEXILIS	5'	9	B&B
NS	NORWAY SPRUCE	PICEA ABIES	5'	9	B&B
PP	PONDEROSA PINE	PNUS PONDEROSA	5'	8	B&B

TEL-123



1 PARTIAL SITE PLAN

SCALE: NONE

LANDSCAPE NOTES:

TEL-120

1. TREES SHOULD BE BALLED AND BURLAPPED. THE USE OF WIRE NURSERY BASKETS IS PROHIBITED.
2. CONTACT THE PROPERTY OWNER A MINIMUM OF ONE WEEK PRIOR TO ON-SITE PLANT INSTALLATION. SEE COVER SHEET FOR CONTACT INFORMATION. CITY PERSONNEL SHALL FIELD VERIFY LOCATION OF PROPOSED TREES PRIOR TO PLANTING.
3. CONTRACTOR SHALL GIVE VERBAL NOTICE TO UTILITY LOCATE, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
4. SUBSTITUTIONS SHALL BE MADE ONLY WHEN PLANT IS NOT OBTAINABLE, AND THE PROPERTY OWNER, AFTER BEING NOTIFIED IN WRITING, AUTHORIZES A CHANGE ORDER PROVIDING FOR THE NEAREST EQUIVALENT OBTAINABLE SIZE OR VARIETY OF PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS.
5. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR A PERIOD OF TWO YEARS FROM THE DATE OF INITIAL ACCEPTANCE.
6. LANDSCAPE CONTRACTOR TO COMPLY WITH REQUIREMENTS OF GOVERNING AGENCIES REGARDING LANDSCAPE REQUIREMENTS.
7. MULCH TREES LOCATED OUTSIDE OF DESIGNATED MULCH BEDS WITH A MINIMUM 3" DEPTH CIRCULAR (6-FOOT DIAMETER) OF APPROVED SHREDDED BARK MULCH.

- FOR EVERGREEN TREE:
GROUND LINE TO BE THE SAME AS AT NURSERY. SPRAY WITH ANTIDECIDUANT PER MANUFACTURER'S INSTRUCTIONS
- FOR DECIDUOUS TREE: PRUNE BACK 1/4" ON SITE. IF FOLIAGE IS PRESENT, SPRAY WITH ANTIDECIDUANT PER MANUFACTURER'S INSTRUCTIONS
- FOR DECIDUOUS TREE: 2 1/2" DIA. 10' LONG CEDAR STAKE WITH NOTCHED END (7' EXPOSED) 2 PER TREE. TIE WITH DOUBLE STRAND OF TWISTED 10 GA GALV. WIRE. PROTECT TRUNK WITH RUBBER TUBING (GARDEN HOSE)
- FOR DECIDUOUS TREE: WRAP TRUNKS OVER 1" DIA. WITH BURLAP OR ASPHALTIC KRINKLE KRAFT TREE WRAP
- FOLD BACK BURLAP FROM TOP OF BALL (TYP)
- TURNBUCKLE
- 2"x2"x24" STAKE DRIVE FLUSH WITH FINISHED GRADE
- THREE BALL DIA.
- 17" MIN.
- 15" MIN.

2 PLANTING DETAIL

SCALE: NONE

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PROJECT NO.	123
DATE	01/01/00
DESIGNED BY	INDXTL
CHECKED BY	INDXTL
IN CHARGE	INDXTL

CONTRACT NO. 123
SHEET NO. 1 OF 1
DATE: 01/01/00



CEPESCO
NE-082-A
Iowa State Board of Engineering
12/31/03

LANDSCAPING
PLAN & DETAILS

Z-9

TEL-104

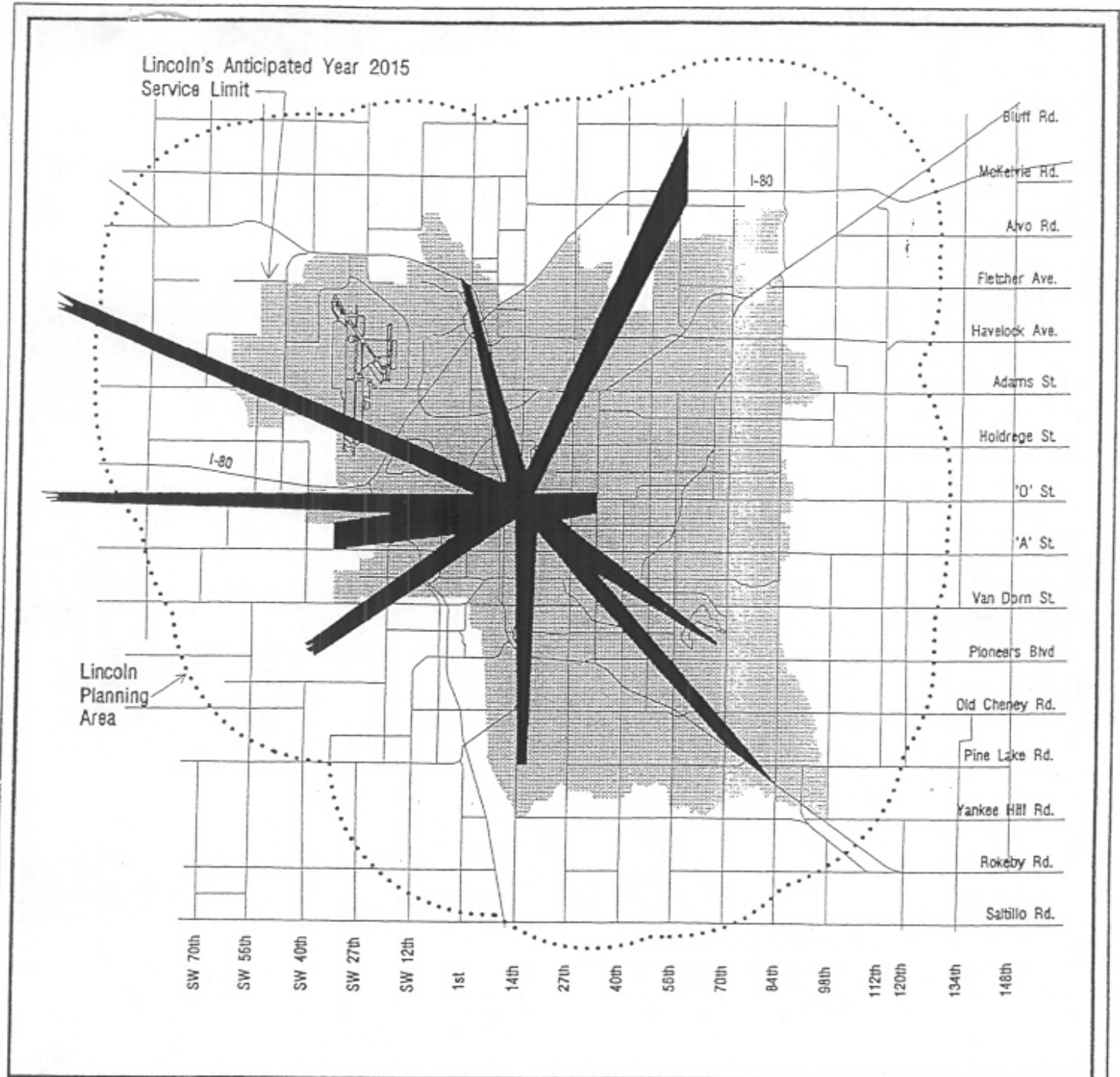


Figure 62

Capitol View Corridors: City Perspective



Miles
0 1 2 3



Capitol View Corridor

**Lincoln City/Lancaster County
Comprehensive Plan**